

Boxborough Board of Appeals
Meeting Minutes
September 16, 2013

Members present: Tom Gorman, Kristin Hilberg, Michael Toups, Lonnie Weil, and Karen Warner.

Chairman Tom Gorman called the meeting to order at 8:40 pm.

Upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to approve the minutes of August 12, 2013.

At 8:45 the Board opened the continued hearing for Flagg Hill Road. The application before the Board is for a Special Permit for work in the Wetland & Watershed Overlay District.

The Board noted the receipt of a letter dated Sept. 11, 2013 from Places Associates, Inc., town consultant on the project.

This is a joint hearing with the Planning Board. Also present were Elizabeth Hughes, Town Planner and Planning Board Members Nancy Fillmore, John Markiewicz, Owen Neville, and Eduardo Ponteriero.

Walter Eriksen, applicant and manager of Flagg Hill Road LLC, presented a new site plan showing the relocation of the common driveway per the meeting on Aug. 12, 2013, as well as ConsCom and Fire Dept. suggestions.

The following major concerns were addressed in the new plan:
fire truck turning radius, wetlands resource protection, and catch basin for run-off.

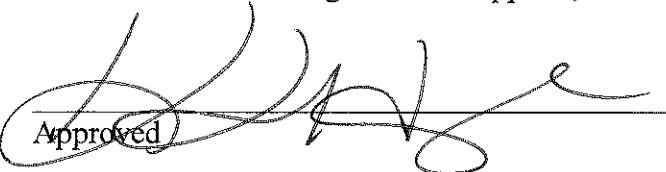
Elizabeth Hughes expressed concern about the limits of work and encouraged the Planning Board to set these limits of clearing in their decision. She also suggested a landscape buffer to protect existing home from intrusive headlights at night at the top of the driveway, if necessary.

Elizabeth explained next steps. For the ZBA it is a straight forward Special Permit Decision for work in the W-District.

Tom stated the Board had enough information to make a decision. The Board's decision will be subject to the Conservation Commission Order of Conditions to be issued and recorded at the Registry of Deeds.

Upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to continue the hearing on October 1, 2013 at 7:30 pm and adjourn.

On behalf of the Zoning Board of Appeals,


Approved